



Petition Number: 1401-PUD-01

Subject Site Address: Southwest Corner of State Road 32 and Austrian Pine Way

Petitioner: Beau Wilfong

Request: Petitioner requests an amendment to the Maple Knoll PUD to apply the current City of Westfield-Washington Township Zoning Ordinance sign standards to the proposed Springmill Pointe commercial development on 20.56+/- acres within Maple Knoll PUD.

Current Zoning: Maple Knoll PUD, SR 32 Overlay District

Current Land Use: Vacant

Approximate Acreage: 20.56 acres

Zoning History: Ord. 04-02 Rezoning to Maple Knoll PUD

Exhibits:

- 1) Staff Report
- 2) Aerial Location Map
- 3) Petitioner's Amendment
- 4) Maple Knoll PUD (Ord. 04-02)
- 5) WC 16.08.10 Sign Standards

Staff Reviewer: Ryan Clark, Associate Planner

Procedural

- Amendments to PUD ordinances are required to be considered at a public hearing. The public hearing for this petition was held on January 21, 2013 at the APC meeting.
 - The recommendation from the APC to the City Council may be made at the February 03, 2013 APC meeting.
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Project Overview

Project Location

The subject property is approximately 20.955+/- acres and is located on the southwest corner of State Route 32 and Austrian Pine Way in the Maple Knoll Planned Unit Development ("PUD") Employment District. The property has road frontage along State Highway 32 and Austrian Pine Way.

Project Description

The petitioner is requesting to modify the sign standards of the Maple Knoll PUD (Ordinance 04-02, Section 14 and Exhibit 18) for the proposed Springmill Pointe subdivision to comply with the provisions of the Westfield-Washington Township Zoning Ordinance 16.08.010 Sign Standards ("WC 16.08.10"). The signs standards of the PUD would no longer be applicable to the real estate and would default to the current sign standards for Westfield.

Should WC 16.08.010 be amended in the future, the signage provisions for the Springmill Pointe subdivision would be subject to those amendments per this PUD text amendment request.

Under the sign standards provisions of Maple Knoll PUD (Ord. 04-02), signage allotment is calculated from a 2:1 ratio of linear feet to maximum sign square footage. The petitioner is proposing to default to the current WC 16.08.010, which permits signage allotment calculated from a 1:1 ratio of linear to sign square footage and is the reason for the request.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

According to the Westfield-Washington Township Comprehensive Plan, the Property is in the Employment Corridor land use classification. The proposed sign amendment should not affect any comprehensive plan recommendations.

2. Current conditions and the character of current structures and uses.

The proposed sign amendment should not alter the character of the area nor alter any current conditions.



3. The most desirable use for which the land is adapted.

The proposed signage amendment will not affect land use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal would have neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer facilities are available to the Property, and there is adequate capacity to serve the Property.

STAFF COMMENTS

1. Forward 1401-PUD-01 to the City Council with a favorable recommendation.
2. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at 317.674.6599 or rclark@westfield.in.gov.